

**Rex Gooding**



**287 Wilford Lane, Wilford, NG11 7AX**

**Guide Price: £250,000**

This charming two-bedroom mid-terrace property is ideally located on the West Bridgford and Wilford boundary and opposite a tram stop. Offering approximately 739 sq. ft (68.6 sq. m) of thoughtfully designed internal space, complemented by a useful outbuilding, this well-presented home combines practical functionality with genuine appeal. The neutral decor throughout has been carefully maintained, creating an instantly welcoming atmosphere that resonates with buyers seeking move-in ready accommodation.

The ground floor showcases an impressive layout, beginning with a spacious, light-flooded living room graced by a characterful bay-style window and durable laminate flooring that frames the front aspect beautifully. The rear accommodates a generously proportioned kitchen/diner that seamlessly blends modern convenience with practicality, featuring contemporary gloss-finish cabinetry, an integrated oven and hob, and a sophisticated stainless steel extractor hood that speaks to quality finishes. The substantial rear window floods the dining space with natural light and frames pleasant garden views, creating an inviting hub perfect for entertaining or family living. Upstairs, the property boasts two double bedrooms, with the exceptional primary bedroom measuring 16'6" x 11'3" and presenting twin front windows and expansive floor space ideal for home office setups—a feature increasingly valued by today's renters. The second bedroom maintains the same bright, airy quality throughout. The updated bathroom showcases contemporary styling with a P-shaped shower bath, heated chrome towel rail, vinyl flooring, and crisp white tiling, presenting a fresh, hygienic finish that appeals to quality-conscious tenants.

Externally, the property maximises its plot with a private paved driveway offering convenient off-street parking, whilst the substantial rear garden—primarily laid to lawn with a patio area, mature planting, and timber fencing—provides genuine outdoor living potential. A timber shed adds practical storage value. With no upward chain and immediate availability, this property represents an attractive proposition for portfolio-building investors or those making their first move into the thriving West Bridgford and Wilford area.

### **Accommodation & Amenities**

- Two-bedroom mid-terrace property offering 739 sq. ft of well-presented internal space plus useful outbuilding.
- Spacious front living room with bay-style window, neutral decor, and durable laminate flooring flooded with natural light.
- Modern kitchen/diner featuring gloss-finish units, integrated oven and hob, stainless steel extractor hood, and pleasant garden views.
- Exceptionally generous primary bedroom (16'6" x 11'3") with twin front windows and ample space ideal for home office setups.
- Fully updated bathroom with contemporary P-shaped shower bath, heated chrome towel rail, and crisp white tiling.
- Private paved driveway providing convenient off-street parking to the front of the property.
- Substantial rear garden primarily laid to lawn with patio area, mature planting, timber fencing, and storage shed.
- No upward chain, perfect for first-time buyers and opposite the tram stop.







## Wilford Lane, Wilford, Nottingham, NG11

Approximate Area = 727 sq ft / 67.5 sq m

Outbuilding = 12 sq ft / 1.1 sq m

Total = 739 sq ft / 68.6 sq m

For identification only - Not to scale

